

## ***DISTRICT II ADVISORY BOARD***

### **Minutes – March 5, 2001**

The District II Advisory Board meeting was held at 7 p.m. at the Rockwell Branch Library, 5939 E. 9<sup>th</sup> Street North.

#### **Members Present**

David Babich  
Tom Byrne  
Michele Chauncey  
Charlotte Foster  
John Fuller  
Shirley Jefferson  
Mary Herrin  
Council Member Pisciotte

#### **Members Absent**

George Laham  
Alice James  
Mike Pompeo

#### **Guests**

Harold Allen  
Thelma Allen  
Pam Johnson  
Jeff Michaelis  
Jerry Michaelis  
Max Weddle  
Terry Wilson

#### **City of Wichita Staff**

Jim Armour, Public Works  
Donna Goltry, MAPD  
Mike Lindebak, City Engineer  
Kurt Schroeder, OCI

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**Council Member Joe Pisciotte** called the meeting to order at 7:00p.m.

**Michele Chauncey (Jefferson)** moved the agenda be approved as amended to remove Item #4 on the planning agenda. The motion passed (7-0).

**Michele Chauncey (Foster)** moved the minutes of the February 5, 2001 meeting be approved as submitted. The motion passed (7-0).

No items were submitted for the public agenda, unfinished business agenda, board agenda, or the traffic agenda.

### **New Business**

#### **1. Proposed Minimum Housing Codes**

**Kurt Schroeder**, Office of Central Inspection, presented the proposed minimum housing code amendments to Chapter 20 of the City of Wichita Code. There are no proposed changes to the administrative sections of the code. Most of the revisions have been made in order to clarify and

update the code, which was originally created in 1962. There have been only a few updates in the past 10 years, no updates were made prior to 1990.

The definitions section has been expanded and clarified, with twice the number of definitions than are contained in the existing code. Some of the important changes to the definitions are the addition of definitions for “structurally sound”, “workmanlike manner”, “safe and sanitary” and an expansion and clarification of “owner.”

A big addition to the code is the requirement for installations and repairs to comply with applicable codes and be performed in a workmanlike manner. This is required throughout the code. Other changes include revisions to the minimum standards for basic equipment, light, ventilation, electricity and heating. Maintenance of vacant structures, safe and sanitary conditions, and minimum space use is also addressed. The changes attempt to clarify the responsibilities of owners and occupants.

**Michele Chauncey** asked if the number of required electrical plugs and switches are determined by the number of square feet or by the room.

**Schroeder** replied the determination is per habitable room.

**Charlotte Foster** suggested the City of Wichita could make repairs once complaints are received and then bill the landlords.

**Schroeder** responded the current ordinance is substandard and does not allow for this.

**Council Member Pisciotte** thanked Mr. Schroeder for his presentation and commended him for his efforts.

**Action taken: No action required.**

## 2. **Rock Road Presentation**

**Jim Armour**, Public Works, presented the design for proposed changes to North Rock Road between 32<sup>nd</sup> Street North and 400' north of K-96 Highway. These changes are designed to address safety concerns and alleviate traffic congestion in the area. Currently there are nearly 30,000 cars traveling the corridor daily.

Changes include adding a traffic light at 32<sup>nd</sup> Street and Rock Road near the Northrock Theatres, lengthening medians, increasing available areas for traffic storage, and adding lanes dedicated to traffickers entering and exiting Kansas Highway 96.

The project is scheduled to begin in July 2001 and should be completed by November 2001.

**Council Member Pisciotte** asked what specifically is being done to address safety concerns.

**Armour** responded the new medians will be non-mountable and will help restrict left turns across traffic, the addition of the traffic light and dedicated turn lanes will improve traffic flow and storage.

**John Fuller** inquired as to why the traffic light will be at the intersection of 32<sup>nd</sup> and Rock Road near Northrock Theatres and not the intersection of 32<sup>nd</sup> and Rock Road near K-96.

**Armour** replied adding a traffic light near K-96 would have a negative effect on traffic storage both entering and exiting K-96.

**David Babich** asked if the light meets traffic warrants.

**Armour** replied the light does meet warrants.

**Action taken: No action required.**

### 3. **Willowbend North**

**Mike Lindebak**, City Engineer, presented a proposal to create an improvement district for a landscaped entryway at Barton Creek Street, south of 45<sup>th</sup> Street North. A petition representing 20 of 21 property owners in the improvement district has been submitted in support of the project.

The project cost is \$150,000, with the total cost assessed to the improvement district. The proposed method of assessment is the fractional basis. The assessment to individual properties is \$1,270 per lot. These estimates do not include permanent finance costs if bonds are issued to pay for the project.

Special assessments for projects like this are billed to the property owner and can be paid in one lump sum or over 15 years as an assessment against the property. Special assessment interest rates are established at the time the special assessment bonds are sold. These rates reflect the general economic climate, the financial condition of the City, and market interest rates. Since 1977, the interest rates have ranged from a low of 4.35% (spring 1977) to a high of 11.72% (September 1981). The latest rate for bonds sold this winter is 4.49%.

**Michele Chauncey** asked if public tax dollars used for this financing.

**Lindebak** replied the financing is handled in the form of Industrial Revenue Bonds as opposed to public dollars.

**Pam Johnson**, 4414 N. Shiloh, stated the waterfall is part of an entryway to Willowbend North and is maintained by the residents of the thirteen homes sold in the development. The entryway

is not maintained by the City of Wichita and should not be considered public property. The area should not be eligible for special assessment financing. **Johnson** asked if the bonds were given to the developer would the money go towards continued development in Willowbend North.

**Lindebak** responded the development would still be responsible for maintenance of the entryway and that funds earmarked for a particular project must be used for that project. In this instance the funds are designated to reimburse for prior expenditures. Staff is recommending approval of the request after legal review.

**Council Member Pisciotte** added for purposes of clarification that IRB's are utilized for these types of projects citywide. Typically the bonds are issued prior to development. In this case the bonds are being considered for issue after development and this is the reason the DAB is hearing the item. Requests for IRB's are automatically reviewed by the Attorney General's Office for the State of Kansas. This request has been approved as to form by the Attorney General's Office. The waterfall entryway property will be deeded to the public and will continue to be maintained by the Willowbend North HOA

**David Babich** stated he was in favor of issuing the bonds but views this as being an exception and would not want this to set a precedent. The City of Wichita should continue to review these projects and provide input. When the bonds are issued after completion of a project the City of Wichita loses its opportunity to provide input.

**Michele Chauncey (Byrne)** moved the request be approved as submitted. The motion passed (7-0).

### **Planning Agenda**

#### **4. ZON2001-00009 & CUP2001-00005**

**Donna Goltry**, MAPD, presented this requested zone change from "SF-6" Single-Family Residential; "SF-20" Single-Family Residential to "LC" Limited Commercial and "GO" General Office; and creation of KTP Center Addition C.U.P. The requested change is generally located near the Northwest corner of 127th Street East and Central Avenue.

**Council Member Joe Pisciotte** asked **Goltry** if there had been any protests filed.

**Goltry** responded that there had not been any expressed opposition to the request. Neighboring residents were notified of the proposed zone change and public hearing for the case. Residents near the proposed zone change were given the opportunity to express their concerns with the project at the DAB meeting. No one in the audience requested to be heard.

**Charlotte Foster** asked if there were any concerns with pollution in the area.

**Keith Parker** replied that testing has taken place and most of the wells were not contaminated. The areas that are polluted are contained and the risk of spreading is minimal. Measures are

being taken to clear the area of contaminants.

**David Babich(Herrin)** moved the DAB recommend the request be approved subject to the conditions and amendments listed in the MAPD staff report. The motion passed (7-0).

**Action taken: Recommended approval of the request subject to the conditions and amendments listed in the MAPD staff report.**

5. **Unified Zoning Code Amendments**

**Donna Goltry**, presented proposed revisions to the Unified Zoning Code. These amendments were developed from a series of meetings held with the MAPC Advance Plans Committee and from discussion with City and County staff. The suggested changes include streamlining redevelopment and new construction in older, developed areas of the city, as well as encouraging increased density and flexibility in housing types in the urban single family district. Difficult issues such as portable storage containers and sexually oriented businesses in the County are also addressed.

**Action taken: No action required.**

With no further business the meeting adjourned at 10:00.

Respectfully submitted,

Donte Martin  
Neighborhood Assistant  
District II